



10 Ingrebourne Way, Didcot, OX11 7UP  
£475,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Offered to the market with no onward chain is this well presented and spacious three bedroom detached property tucked away in a cul-de-sac on the popular Ladygrove development.

The property comprises of, entrance hallway, cloakroom, dining room, kitchen with pantry cupboard, good sized living room which leads through to a conservatory. On the first floor there are three bedrooms with built in wardrobes in all of the rooms, an en-suite wet room to the principal bedroom and a family bathroom. Additional benefits include a mature and generous sized rear garden, ample parking for 3/4 cars and a garage with light and power.

For the size and location to be fully appreciated a viewing is highly recommended.

Material information to note:

Tenure: Freehold

The property is of a brick build construction and is connected to mains gas, electric, water and drainage. According to Ofcom, there is up to ultrafast broadband available at the property ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According to Ofcom there is good coverage on a range of phone providers ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According to GOV.UK flood risk, there is a low flood risk at the property. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have not carried out a survey but please note that the property has Artex ceilings. For any further information relating to 'The Register of Title' then please contact the estate agent.







## Key Features

- Three bedroom detached family home.
- Offered to the market with no onward chain.
- Driveway parking with additional parking for multiple vehicles.
- Three reception rooms including living room, dining room and conservatory.
- En-suite wet room to principal bedroom.
- Situated on a cul-de-sac on the popular Ladygrove development.
- Tenure - Freehold.
- Council Tax Band - D.

## The Location

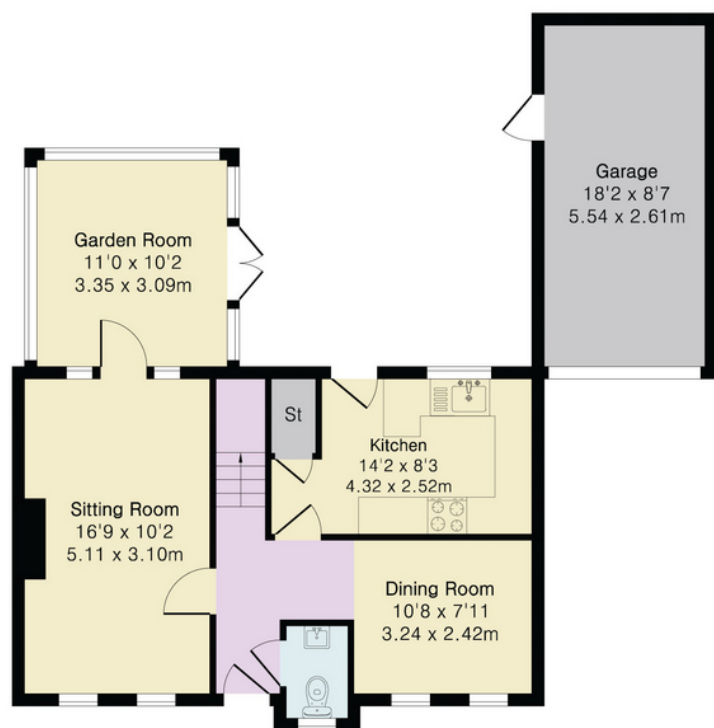
Ladygrove is a convenient and well-established location within 1 mile of Didcot Parkway and the Orchard Centre. There are local facilities including a parade of shops, two highly regarded primary schools and nursery, Ladygrove lakes and Ladygrove Playground park, as well as a leisure centre and family pub. Didcot offers comprehensive leisure and sporting facilities for all ages with the Orchard Centre shopping complex with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington approx. 40 minutes.

**Approximate Gross Internal Area 1040 sq ft - 96 sq m  
(Excluding Garage)**

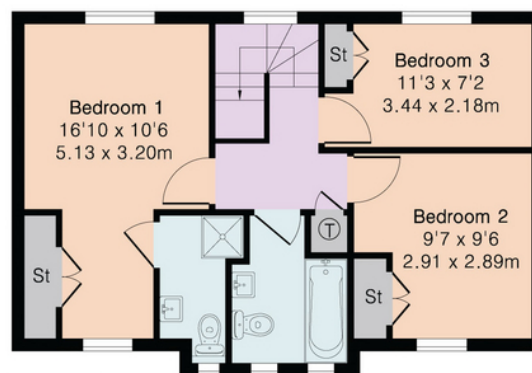
Ground Floor Area 576 sq ft – 53 sq m

First Floor Area 464 sq ft – 43 sq m

Garage Area 156 sq ft – 14 sq m



Ground Floor



First Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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